



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

November 13, 2023

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager

REF: Public Hearings

1. Public Hearings

Notice for the following items has been published in the *Coastland Times*, and posted on the Town's bulletin boards, website at <https://www.kdhnc.com/1117/November-13-2023-Board-of-Commissioners->, and social media platforms, and has been disseminated through the Town's electronic distribution list, meeting or exceeding the N.C.G.S. requirements for public hearings. The Planning Department's attached memoranda highlight a proposed amendment to the Town Code and a Special Use Site Plan review. At its September 19, 2023, meeting, the Planning Board reviewed the following items:

A. Zoning Amendment Request – 153.180(D) Commercial Zone Site Requirements: Exceptions – Previously Platted Use(s) as an Exception to Minimum Lot Size Requirement (Attached PH-1A)

The proposed amendment would allow uses listed on original subdivision plats to be exempted from the Commercial Zone site requirements for a minimum lot area of 15,000 square feet. The Planning Board has forwarded this amendment to the BOC, unanimously recommending denial. Staff has also recommended denial.

B. Special Use Site Plan Review – Bermuda Bay P.U.D. - Section 200A – Amend Site Plan for Covered Pavilion with Storage Room (Attached PH-1B)

The meeting materials detail SAGA Construction's proposed plan for an addition of a 1,213 square-foot covered outdoor pavilion with enclosed storage room adjacent to the new Somerset Apartment Buildings, Section 200A. As the Planned Unit Development is a special use in the Government and Institutional Zone, this public hearing is required as a part of the Board's consideration.

At its October 9, 2023, meeting, the BOC scheduled these public hearings. At the conclusion of the hearings, motions will be in order to approve, disapprove, or table these items for further consideration.